



**JAMES  
ANDERSON**



## TO LET

Woodborough Road, Putney, SW15

## £2,500 Per Month

Per Month

A superb ground floor garden flat situated within a lovely Victorian detached house set back from the road and benefiting from off street parking. The spacious accommodation comprises of a large reception room with bay window, lovely light and modern conservatory kitchen, two double bedrooms and a smart bathroom. Additional benefits include lovely private decked garden as well as maintained communal areas. Located on the prestigious Woodborough Road ideally located for local schools and within easy reach of both Barnes and Putney stations.



Two Bedrooms



Two Bathrooms



Reception With Bay Window



Conservatory Kitchen



EPC Rating E / Council Tax D / Holding Deposit £976.92



Putney Train Station



Falcon Girls School



Off Street Parking



Garden



Minimum Term 12 Months / Deposit £2884.61

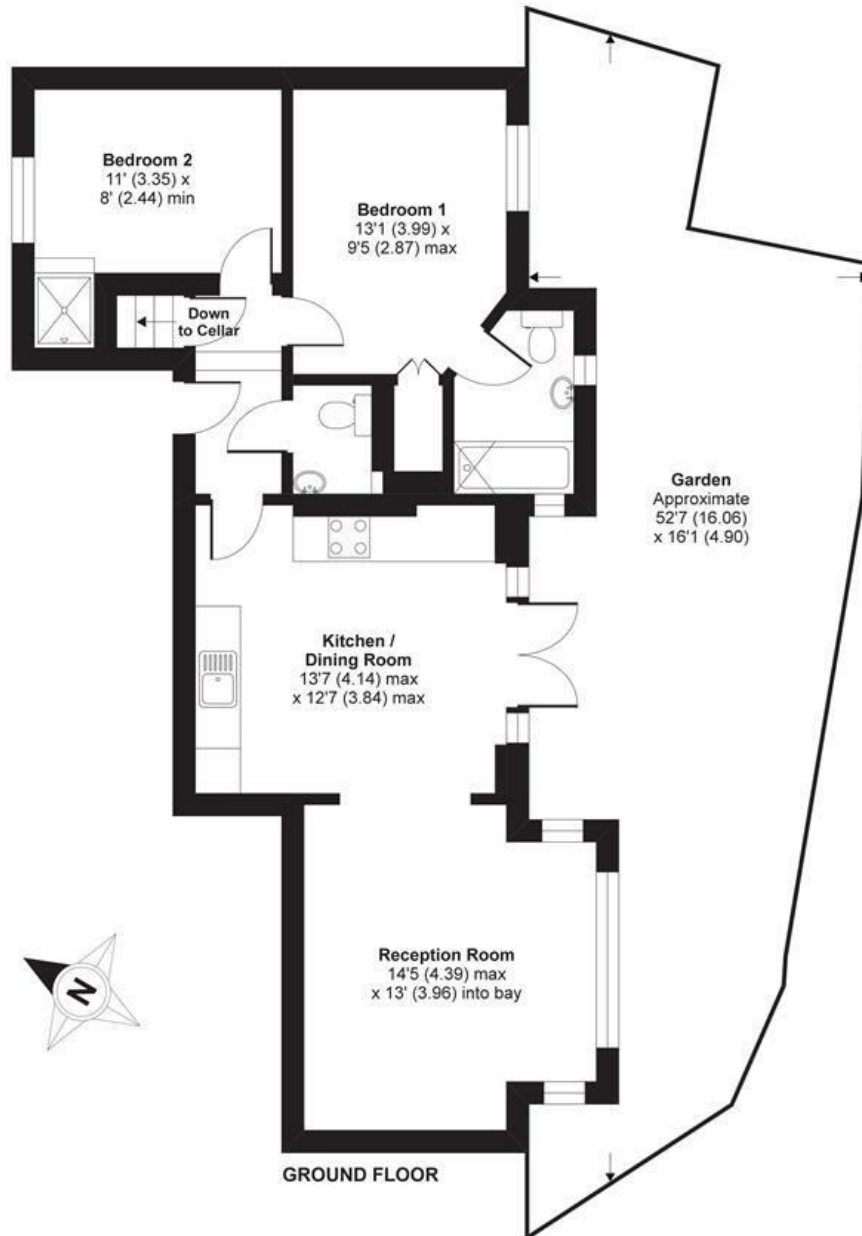


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Woodborough Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 717 SQ FT 66.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

